

**AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City**

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City, concerning certain real property described as follows:

308 Preston Avenue
PIN 0428-57-3759-

LEGAL: BEGINNING at a point in the northwestern margin of Preston Avenue South 38 degrees 55 minutes West 1,223.2 feet from the intersection of the northwestern margin of Preston Avenue and the southwestern margin of Murchison Road, and running thence with the dividing line between Lots Numbers 120 and 121 North 51 degrees 05 minutes West 180.98 feet to a stake in the old line; thence with the old line, South 38 degrees 20 minutes West 50 feet to the corner of Lot No. 118; thence with the dividing line between Lots Number 118 and 119; South 51 degrees 05 minutes East 180.44 feet to a stake in the northwestern margin of Preston Avenue; thence with the northwestern margin of Preston Avenue, North 38 degrees 55 minutes East 50 feet to the BEGINNING POINT. Being Lots Nos. 119 and 120 in CHANDLER HEIGHTS, as per plat of the same by Paul G. Nystrom, Registered Surveyor, which is duly recorded in Plat No. 12, Page 1, Cumberland County Registry, NC.

The owner(s) of and parties in interest in said property are:

Alexander Mullin
344 Moss Pink Dr.
Vass, NC 28394

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to: repair or demolish the structure on or before May 9, 2022.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and NC General Statute 160D-1203(5), when ordered by

Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

- (4) The City Council has fully reviewed the entire record of said Hearing Official thereon, and finds, that all findings of fact and all orders therein of said Hearing Official are true and authorized except:
None.
- (5) That pursuant to NC General Statute 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon, it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by NC General Statute 160D-1203(7) shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this _____ 27th _____ day of _____ June _____, 2022.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

Pamela Megill, City Clerk